



12003 Winston Place • Hampton, Virginia 22445 • 708-555-2382

January 5, 2004

City of Bloomington Planning Division
1800 West Old Shakopee Road
Bloomington MN 55431-3027

RE: Uniform Sign Design for Creekview Shopping Center

The USD presented for Creekview Shopping Center, a four (4) tenant, four thousand fifty-five (4,055) square foot building located at 2901 West Main Street, in the city of Bloomington. This shopping center is regulated under the sign regulations as set forth in Section 19.113 - Class IV Sign Districts. The property is zoned B-2 (Retail Business District).

KEY	TYPE OF SIGN	ALLOWED	PROVIDED
1.	Freestanding Identification Sign	1	1
2.	Wall Sign (Primary Elevation)	186 sq.ft.	155 sq.ft.
3.	Wall Signs (Secondary Elevation)	75 sq.ft.	51 sq.ft.
4.	Directional Signage	Maximum 2/acre	0

1. Freestanding Identification Sign

Location: Approximately centered on the building at 2901 West Main Street

Materials: Stucco over cement block

SIGN REGULATION	ALLOWED	PROVIDED
Total sign area	100 sq. ft.	98 sq. ft.
Height	20 ft.	120 ft.
Setback from Main St.	20 ft.	20 ft.
Illumination	Allowed at 100 ft. from residential	300 ft. from residential

Computation of Total Sign Area

Shopping Center	3' X 7.5'	=	22.50 sq. ft.
Tenant D	2.5' X 7.5'	=	18.75 sq. ft.
Tenant C	2.5' X 7.5'	=	18.75 sq. ft.
Tenant B	2.5' X 7.5'	=	18.75 sq. ft.
Tenant A	2.5' X 7.5'	=	18.75 sq. ft.
Tenant D	2.5' X 7.5'	=	18.75 sq. ft.
PROVIDED			<u>98 (97.5) sq. ft.</u>

2. Wall Sign (Primary Elevation)

Location: Facing Main Street

Materials: Individual internally illuminated letters and/or corporate logo

SIGN REGULATION	ALLOWED	PROVIDED
Total sign area	186 sq. ft.	154 sq. ft.
Illumination required	Internal	Internal - neon

Computation of Total Wall Sign (Primary Elevation) Area

ALLOWED:	16' X 110.33' = 1,765.28 sq. ft. X 10% = 177 sq. ft.
PROVIDED:	<u>Tenant A</u> <u>Tenant B</u> <u>Tenant C</u> <u>Tenant D</u>
Linear Footage:	13.67' + 30' + 30' + 36.67' = 110.34'
80% of Linear Footage:	10.93' + 24' + 24' + 29.34' = 88.27'
Total Sign Area:	88.27' X 1.75'(1'-9" high) = <u>154 (154.47) sq. ft.</u>

Each tenant sign shall be centered and within the tenant's frontage.

3. Wall Sign (Secondary Elevation)

Location: On side of building facing east

Materials: Individual internally illuminated letters and/or corporate logo

SIGN REGULATION	ALLOWED	PROVIDED
Total sign area	75 sq. ft.	51 sq. ft.
Illumination required	Internal	Internal - neon

Computation of Total Wall Sign (Secondary Elevation) Area

ALLOWED:	16' X 36.67' = 1,072 sq. ft. X 7% = 75 sq. ft.
PROVIDED:	80% of Linear Footage: 36.67' X 80% = 29.336'
Total Sign Area:	29.336' X 1.75'(1'-9" high) = <u>51(51.3) sq. ft.</u>

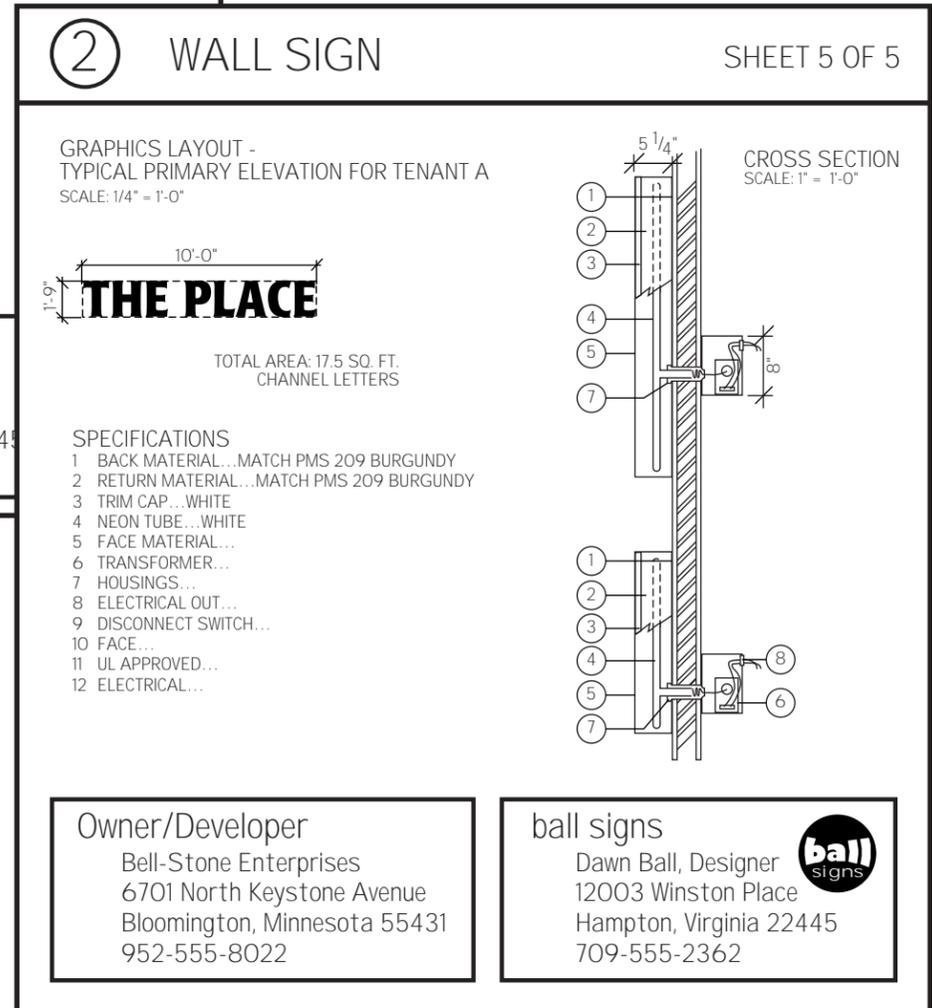
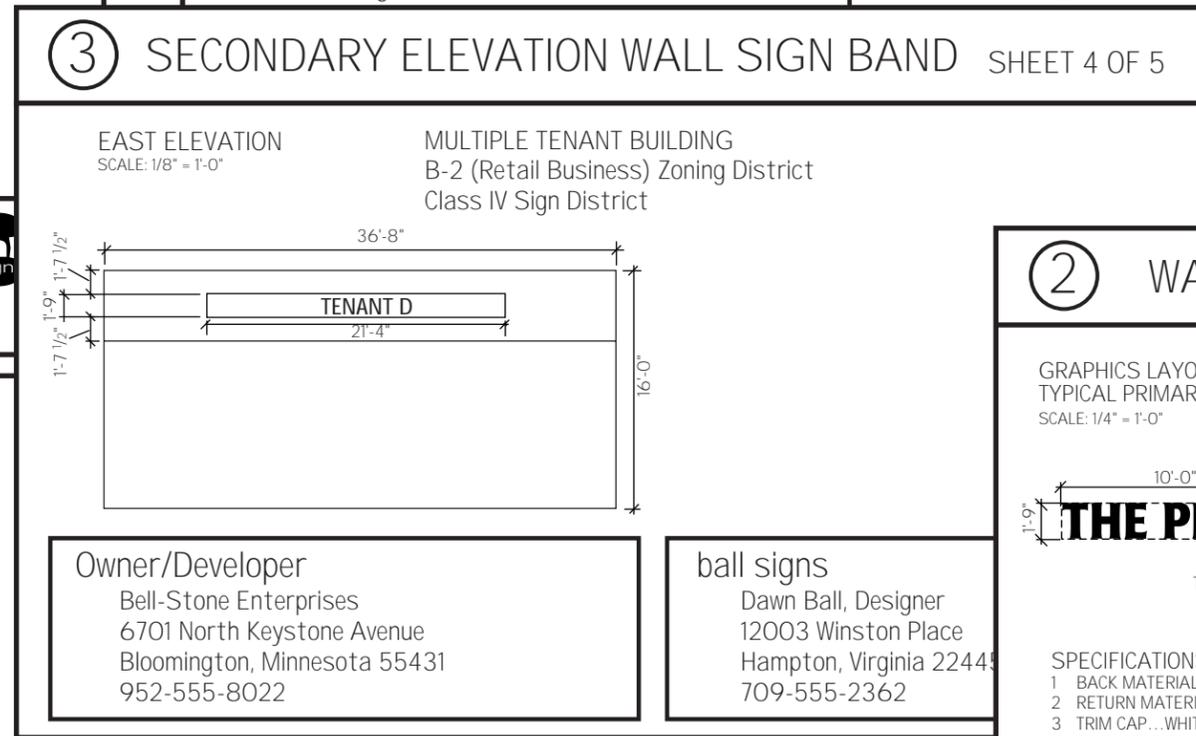
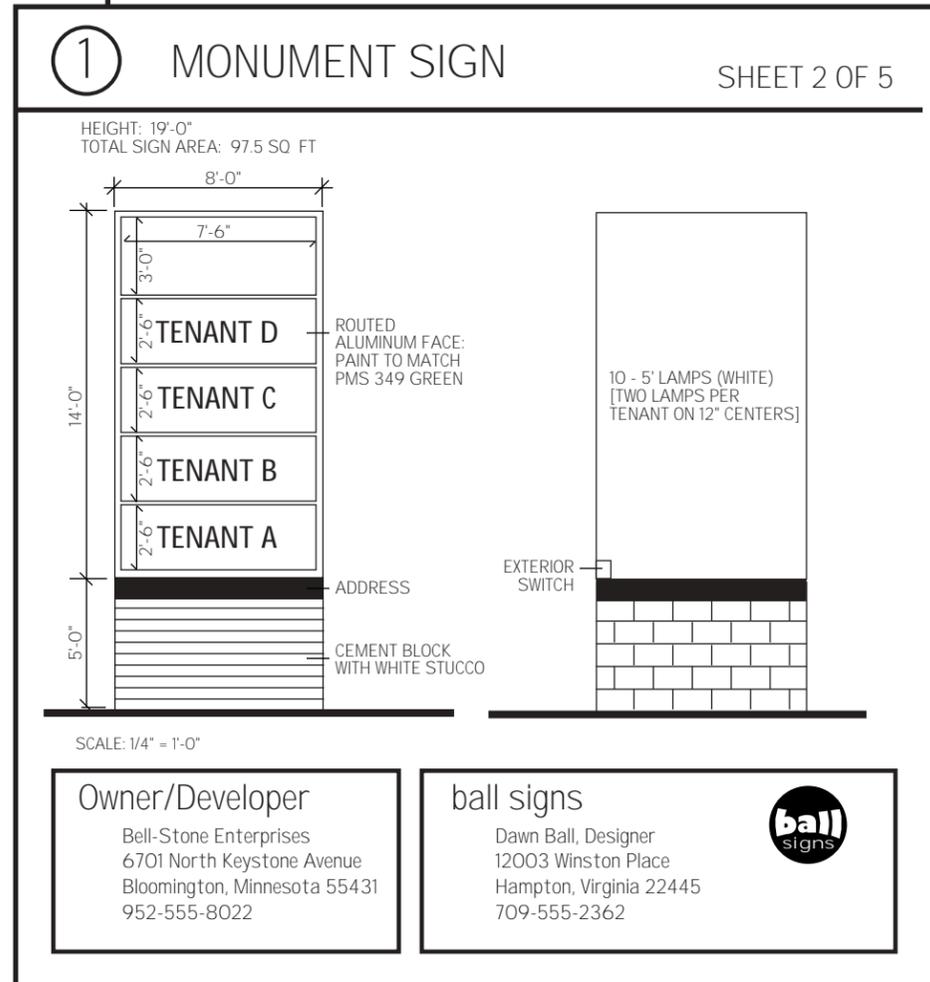
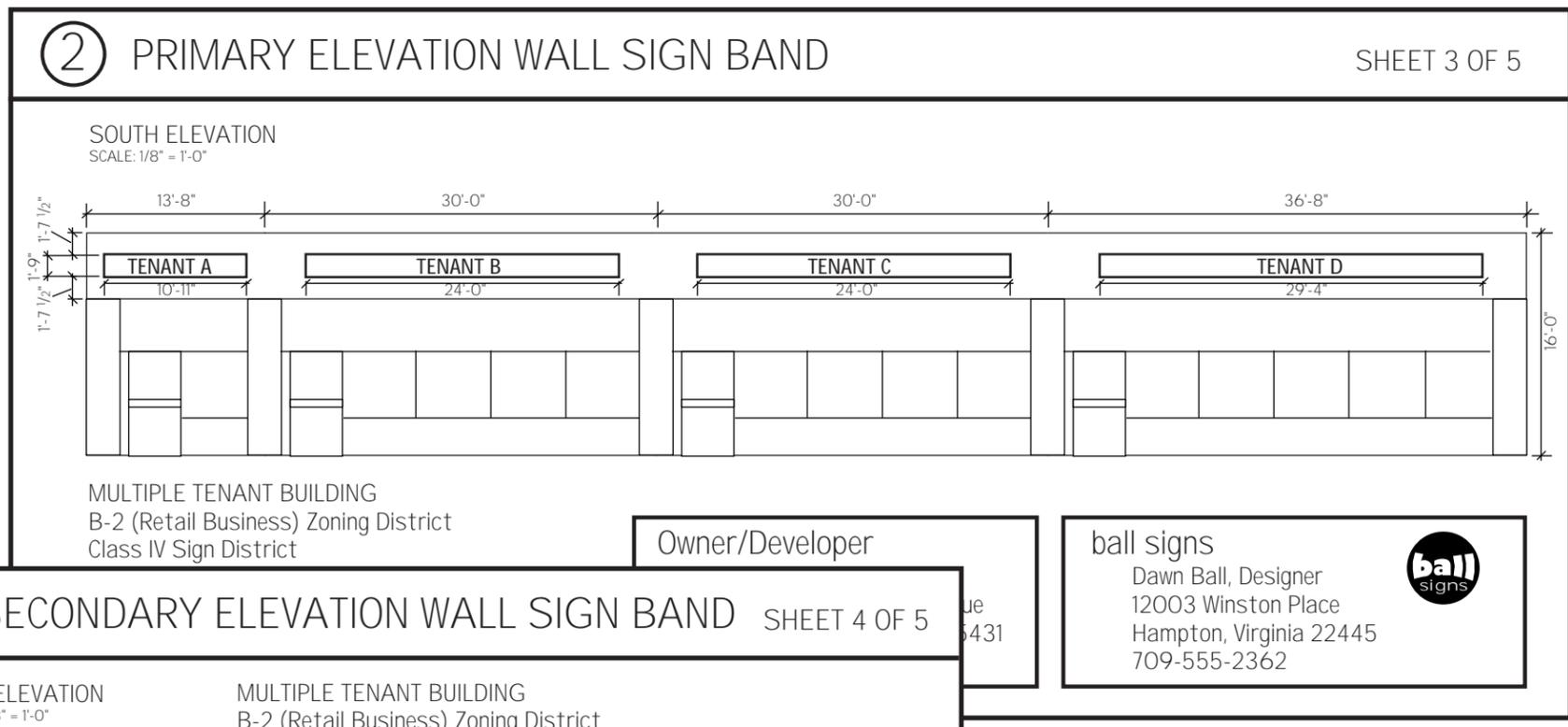
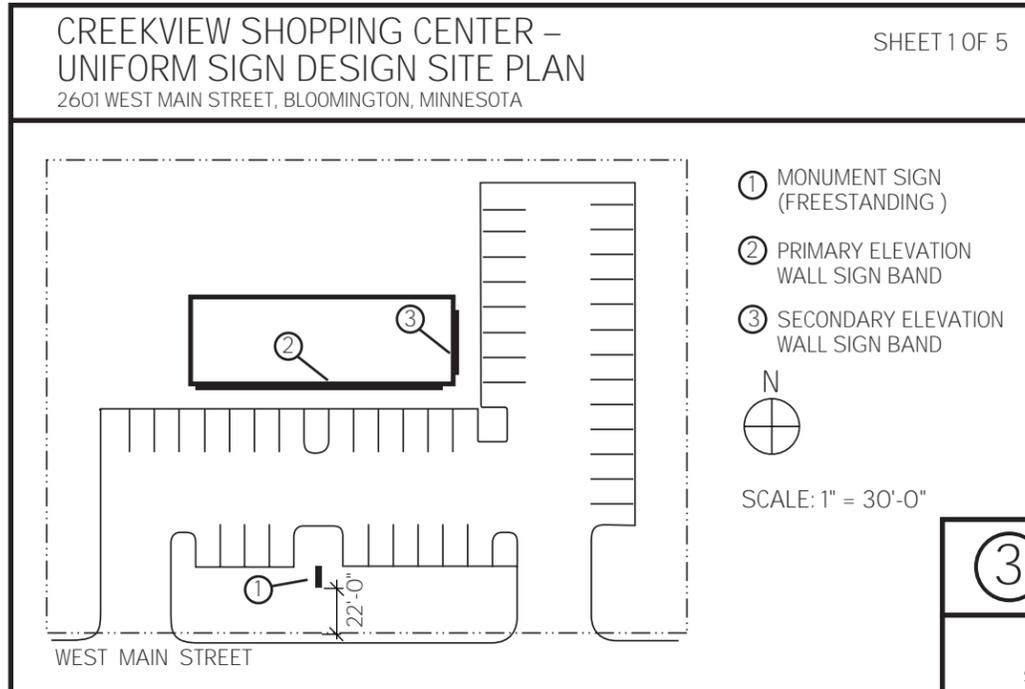
Wall Signs (General)

- All tenant wall signs shall be channel letters. Opaque metal sides and backs with external surfaces shall be primed and painted either black or a color to match the faces. Faces shall be flat (not formed) plexiglass and shall be internally lighted using neon. There shall be no exposed raceways.
- Hardware shall be noncorrosive.
- Face retainers such as "Trim Cap" shall be white painted metal and encompass the entire perimeter or each letter.
- Colors of all plastic, metal, paint and other materials shall be approved by the Lessor prior to the tenant applying for a sign permit.
- Tenant shall then submit a completed sign permit form to the City of Bloomington for approval. Included in the submission shall be a written approval by the Lessor.
- If the tenant has a single line of copy, the minimum letter size shall be six inches and the maximum letter size shall be 21 inches (1'-9"). If two lines of copy are used, the maximum height of each line shall be eight inches, including ascenders and descenders. The lines of copy shall be separated by a minimum of five inches.
- All tenant signs shall be centered vertically and horizontally in the sign space. The sign area per tenant shall not exceed 80% of the horizontal length of the leased space. Each tenant sign shall be 1'-7 1/2" from the bottom of the sign space.

Sincerely,

dawn ball, designer

UNIFORM SIGN DESIGN: Multiple Tenants



USD - Multiple Tenant Site Examples

The following illustrations are examples of the information needed when submitting for a Uniform Sign Design for a multiple tenant site.

Sheet 1 Site Plan with locations of all signs and specific location measurements for Sign 1 (freestanding monument sign)

Sheet 2 Detailed specifications for Sign 1

Sheet 3 Location of Sign 2 (wall sign band for primary elevation)

Sheet 4 Location of Sign 3 (wall sign band for secondary elevation)

Sheet 5 Detailed specifications for Signs 2 and 3

Cover letter